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lands (1773), taken from the Earl of Dartmouth MSS., is especially noteworthy. Exigencies of space probably required that only half a page be given to such an important business as the fur trade. The whole is outlined and edited with admirable definiteness. Each text is preceded by a brief, illuminating note that gives the setting of the article; and the thing to be learned from each article is made the heading for the selection rather than the title of the book from which it is taken, a device that will prove helpful to the undergraduate mind, at least.

The task of selection, as the authors say in the preface, was the great difficulty. To show how well this has been met, one may cite the four readings on trusts: "The Tendency to Consolidation, 1901," from the report of the Industrial Commission; "The Causes of Consolidation, 1901," by the Commissioner of Corporations; "The Alleged Advantages of Combination, 1897," from the report of a joint committee of the New York legislature; "Effects of Industrial Combinations upon Prices and Wages, 1900," by J. W. Jenks, in a bulletin of the Department of Labor.

There is an excellent index. No bibliography has been included as the footnotes furnish all necessary information.

AMELIA C. FORD.

*Milwaukee-Downer College.*

*La Legislacion Inmobiliaria Tunecina.* By ERNESTO QUESADA. (Buenos Aires: Academia de Derecho Y Ciencias Sociales. 1915. Pp. 867.)

This work is so important that, although a review of it in the proper sense is out of the question, from lack of space and its method of treatment, it should be called to the attention of students of the subject. The book is the first of a proposed series of about twenty volumes intended to give the results of an examination of the land tenure systems of countries which have adopted the Torrens system of registration. The investigation was undertaken by Professor Quesada on commission from the Argentinian government in order to lay a foundation for land reform in Argentina. The purposes were both fiscal and economic: to secure a system of easier transfer, better adapted to taxation; and also to furnish a better basis of land credit, and lower the rates of interest on mortgages.

Professor Quesada set out with characteristic thoroughness to make the inquiry world wide and complete. In preparation for

his work he visited practically every country where the Torrens system prevails in whole or in part, from Austria to Australia, New Zealand, Singapore, Philippine Islands, Hawaii, and the United States. An investigation of the system of Tunis was obviously proper, not only because the Torrens system is in use there, but because Tunis is a French protectorate with laws more or less similar to those which obtain in all countries that have derived their legal systems ultimately from the Civil Code.

When introduced into the protectorate of Tunis by the French government, the Torrens system met with considerable opposition from the Mussulman subjects. Gradually, however, it has won its way into their confidence so that it has established a feeling of security of proprietary rights even among the Arabs.

The work is virtually a commentary on the Tunisian land code. It recites the code article by article, and follows each with critical comments, with a view to Argentinian conditions.

First established in 1885 the code has been amended in succeeding years, and in the author's opinion has produced results of great importance to the protectorate. Under the law there have been registered 1,012, 652 hectares, with a value of 163,936-469 francs. Certificates of title have been issued to the number of 17,095, concerning which Professor Quesada makes the significant remark that they are like "fiduciary money" because they are eagerly demanded as a basis of credit.

The system has justified itself by making possible agricultural projects for the improvement of the soil, the erection of municipal works, and "a thousand manifestations of colonial expansion, in these 29 years." Of the 11,900 applicants for registration under the law between 1886 and 1911, 4,775 were Arabs, 3,313 were French, and 3,312 were foreigners. The author calls experience under the law "a true sociological experiment in the living laboratory of a whole people." He describes in detail the required legal procedure under the code and some of the economic consequences of the system. The definition of real property under the law, registry, security, and transfer of title, copyhold, mortgages legally and economically viewed, and servitudes, are among the principal topics. The author discusses not only the existing law, but projected reforms. Among the most interesting of these are three proposals for the reorganization of the mixed tribunal or court of French and Arabs before which cases under the land system come. All three proposals show the tendency so common in projects for administrative reform—to create an organization

complex enough to provide mechanically for all details. Professor Quesada criticises these projects as being too detailed to work well. His comments and criticisms, both legal and economic, show wide knowledge, perspicacity and good judgment. An appendix to the book is a description of the topographic service of Tunis.

This work should be on the reference shelves of students of land tenure. It is, indeed, monumental in its conception and thus far in its execution shows a thoroughness that has usually not been attributed to writers on this side of the Atlantic.

DAVID KINLEY.

*University of Illinois.*

#### NEW BOOKS

ALVORD, C. W. *The Mississippi Valley in British politics. A study of the trade, land speculation, and experiments in imperialism culminating in the American Revolution.* Two volumes. (Cleveland: The Arthur H. Clark Company. 1917. Pp. 358, 396. \$10.)

To be reviewed.

BARKER, J. E. *The foundations of Germany; a documentary account revealing the causes of her strength, wealth and efficiency.* (New York: Dutton. 1916. Pp. 289. \$2.50.)

BLAKESLEE, G. H., editor. *Problems and lessons of the war.* (New York: Putnam. 1916. Pp. 424. \$2.)

Among the subjects discussed are "The economic position of the United States at the close of the war" and "Economic aspects of the war."

BOUCHER, C. S. *The nullification controversy in South Carolina.* (Chicago: Univ. Chicago Press. 1916. Pp. xi, 399. \$1.50.)

"So much attention," says Mr. Boucher, "has been given to speculations on the theory of nullification from the standpoint of the theory of political science, that the history of the party contest has been neglected." To remedy this defect he gives us a long narrative in which every phase of nullification is treated in detail. Newspapers and the manuscripts of Jackson, Poinsett, and James H. Hammond form the chief source of information: and the book shows that they have been used industriously and with discrimination. It has, also, the distinction of presenting the story of nullification in a strictly neutral manner. Most writers who have told the story have not been able to conceal a leaning for either the national or the South Carolina side of the controversy. The burden of the book is the internal political conditions in South Carolina, and much is said about the uniform sentiment in the state, as revealed in the newspapers. Lack of emphasis is an obstacle against which the reader of this book must struggle. It mars what is otherwise an excellent narrative of an important incident in our history.

J. S. B.